

DISCLOSURE OF PROXIMITY TO CLOSED LANDFILL

RE: 20706 Elfin Forest Road, San Marcos, CA (Assessor Parcel 223-082-17)

Seller: County of San Diego ("County"), a governmental entity

NOTICE TO PROSPECTIVE PURCHASERS:

PLEASE TAKE NOTICE, that the County of San Diego, Seller of the above identified residential dwelling property ("Property"), makes the following voluntary disclosures regarding the location of the Property. This voluntary disclosure is intended to advise prospective purchasers of possible considerations associated with the Property's proximity to a closed solid waste disposal site prior to any offer to purchase to the County. The disclosed circumstances and considerations are not necessarily exclusive nor comprehensive; the prospective purchaser has the responsibility to perform due diligence in this regard. The following information is provided for assistance:

1. The Property is within 1000 feet of the San Marcos Landfill, which was operated as a solid waste disposal site by the County from 1979 until 1997. The landfill was formally closed under California Code of Regulations, Title 27, by installation of an engineered soil cover, with vegetation, completed in 2007. It is subject to regulation by CalRecycle (formerly the California Integrated Waste Management Board), the San Diego Regional Water Quality Control Board (RWQCB), San Diego Air Pollution Control District (APCD) and San Diego County Department of Environmental Health Local Enforcement Agency (LEA).
2. Closed solid waste disposal sites generate subsurface gases as waste decomposes, principally methane, which is controlled with a landfill gas control system maintained by the County. The methane gas is converted to energy at this site, and excess gas is burned at a controlled flare station near the eastern edge of the landfill boundary.
3. Landfill gas can infiltrate groundwater and migrate off-site from the closed landfill. The County has no indication this has occurred; but an on-site water well is not necessary nor would it be recommended. In June and July 2006, a soil vapor study was performed at the property and low concentrations of VOCs were detected. However the VOCs were inconsistent with landfill gas migration or partitioning from groundwater suggesting a source other than the landfill. A risk assessment completed on the results did not show unacceptable risk to residents of the property.

4. A Sierra Monitor (wall mounted in a 110v outlet) is installed at the residence for the purpose of methane detection. If there is a methane detection event, an audible alarm sounds. The County has not been notified of an active alarm event since the Sierra Monitor was installed.
5. The recommendations of the County of San Diego Solid Waste Local Enforcement Agency dated December 6, 2010 regarding the sale of this property are attached. No action has been taken with regard to those recommendations. Prospective purchasers should assess the need for such actions in considering purchase of the property.
6. Documents regarding the operation and closure of the San Marcos Landfill are available for review by contacting the Department of Public Works, Inactive Landfill Management, 5500 Overland Ave, Suite 350, San Diego, CA 92123; contact is Michele Stress 858-694-2691.